

# 4

## Waterfront Revitalization Policies

### Policies

Policy 1: Restore, revitalize, and redevelop deteriorated and under-utilized waterfront areas of commercial, industrial, cultural, recreational and other compatible uses.

Policy 1.A: Insure the zoning ordinance addresses specific guidelines concerning the scale, design compatibility, density and intensity of use of revitalization and redevelopment efforts in the Waterfront Area. Create overlay districts to include these development guidelines and to protect sensitive environmental resources.

Policy 1.B: Encourage redevelopment and/or expansion of sites suitable for recreation:

- ▶ The outlet area of Slater Creek
- ▶ The north and south sides of Salmon Creek (trails)
- ▶ The roads and trails to Buck Pond (trails)

Policy 1.C: Encourage the restoration and/or redevelopment of deteriorated residential and commercial properties along the Town of Greece waterfront as identified in the Inventory and Analysis.

1. Island Cottage Hotel
2. Lakefront Deli & Pizzeria
3. Odenbach Building

Policy 1.D: Protect existing residential areas and encourage infill residential development that meets certain criteria (see Policy 1A) in areas identified as residential on the Land Use Concept maps.

### EXPLANATION OF POLICY

The revitalization of under-utilized or deteriorated waterfront areas in the Town of Greece is critical to ensure an attractive, cohesive waterfront area that is visitor-friendly and economically sound. The development or revitalization of waterfront areas must be carefully planned and regulated to protect the significant human and natural resources which exist in the waterfront area.

Much of the Town of Greece Waterfront Area is residential, recreational and open space. Along the Lake Ontario shoreline, supporting commercial land uses such as marinas and restaurants rely on the primary use for their existence. Smaller commercial uses in the Erie Canal area (Long Pond Road) are not dependent or focused on the Canal, although the planned office complex in this area (Canal Ponds) is a more Canal-oriented development.

Broad parameters concerning the development of the Town of Greece Waterfront include:

1. Mixed-use areas, including commercial and industrial development, will be provided for in overlay districts and planned unit development areas added to the Town of Greece zoning ordinance, particularly along the Erie Canal.
2. Commercial or industrial expansion must not impact negatively on the viable and stable residential areas or the sensitive environmental areas within the two waterfront planning areas.
3. Development, redevelopment and/or expansion of commercial use should be of a water related nature wherever possible.
4. Industrial uses will be prohibited on the shoreline.
5. Recreational uses and open space will be encouraged wherever compatible and possible.

Specific guidelines designed to implement redevelopment and revitalization efforts in the Town of Greece are:

1. New development in any area of the waterfront must be compatible with surrounding development.
2. New development must, to the greatest degree possible, incorporate design elements which promote views of the water and pedestrian and boat access.
3. Uses to be considered on or directly adjacent to the shoreline:
  - ▶ Marinas and attendant facilities
  - ▶ Boating clubs
  - ▶ Tour Boat operations
  - ▶ Motels and/or boatels
  - ▶ Restaurants
  - ▶ Beaches
  - ▶ Fishing piers and docks
  - ▶ Boat launching facilities
  - ▶ Commercial establishments for the sale or repair of boats and motors
  - ▶ Sporting goods stores, bait and tackle
  - ▶ Taxidermists
  - ▶ Other small retail shops
  - ▶ Bed and Breakfast type accommodations
  - ▶ Single family homes
  - ▶ Parks and playgrounds
  - ▶ Offices
  - ▶ Combinations of permitted uses
  - ▶ Parking required for uses
4. All proposed development must strengthen the Town's economic base and visual image by itself and by strengthening and stabilizing adjacent uses.

**Policy 2:** Facilitate the siting of water-dependent uses and facilities on or adjacent to the waterfront area.

**Policy 2.A:** Provide and/or expand water-related recreation opportunities in all publicly held sites if compatible with surrounding area. Establish public/private partnerships to increase recreational access to waterfront areas from privately-held lands.

**Policy 2.B:** Through the Town zoning ordinance and the creation of special overlay districts, regulate development to favor water-dependent and water-enhanced development proposals while protecting natural, community and scenic resources from high intensity water dependent uses.

## EXPLANATION OF POLICY

There is a finite amount of usable space available along the two waterfront areas in the Town of Greece. Consequently, the development of waterfront areas must be carefully planned and regulated. Commercial, recreational and public access uses must be weighed carefully against environmental and residential concerns.

Wherever compatible with existing development, water-dependent uses should be given preferential treatment for waterfront locations. However, new commercial or recreational development should respect and not diminish the existing residential and environmental qualities of the waterfront areas.

Water-dependent uses in the Town of Greece include recreational areas that depend on access to waterfront areas (e.g. Canal Trail, fishing areas); facilities needed to store and service boats (e.g. marinas along Braddock Bay, Salmon Creek and Erie Canal); flood and erosion protection structures; uses requiring large quantities of water for processing and cooling purposes (e.g. Russell Station Power Plant); and support facilities necessary to the successful functioning of permitted water-dependent uses (e.g. parking for trail users, fishing access).

Water-enhanced uses have no critical dependence on obtaining a waterfront location, but the profitability of the use and/or the enjoyment level of the users would be increased significantly if the use were adjacent to, or had visual access to the waterfront (e.g. restaurants, residential neighborhoods, Canal Ponds office park).

Guidelines that apply to the Town policies above are as follows:

1. In order to match water-dependent uses with suitable locations only uses permitted on the shoreline will be considered.
2. When selecting sites for water-dependent uses the Town will consider the following factors:
  - ▶ Availability of public sewers, waterlines and power supply
  - ▶ Access to public transportation
  - ▶ Protection of residential neighborhoods
  - ▶ Public access and parking
  - ▶ Protection of sensitive environmental resources
  - ▶ Protection of visual resources
3. Factors including odor, noise and traffic will be taken into consideration in any development proposed next to a residential neighborhood or public park/open space area.
4. The Town will use all of the tools available (e.g. capital programming, permit expediting, loan/grant assistance, public private partnerships) to stimulate appropriate development interest in under-utilized sites.
5. Provisions in newly created overlay districts will encourage consideration of long-term space needs during review of individual development proposals.

**Policy 3:** Further develop the State's major ports of Albany, Buffalo, New York, Ogdensburg and Oswego as centers of commerce and industry, and encourage the siting, in those port areas, including those under the jurisdiction of state public authorities, of land use and development which is essential to or in support of the waterborne transportation of cargo and people.

## EXPLANATION OF WHY POLICY IS NOT APPLICABLE

This policy is not applicable because the Town of Greece is not a major port. Recognizing the economic benefits of a major waterfront port, the Town could support the development of a major port in the Greater Rochester area to support the waterborne transportation of cargo and people.

- Policy 4: Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.
- Policy 4.A: Continue to promote and maintain public/private cooperation ventures like Braddock Bay Marina for recreation/commercial uses on suitable waterfront sites.
- Policy 4.B: Promote public and private commercial port activities within the Region including the development of a water enhanced business district related to the Port of Rochester.
- Policy 4.C: Create a waterfront development district in the Erie Canal area to encourage development of a "Greece Canal Port" along Long Pond Road. This district should provide for a desirable mix of recreational, business, and residential uses which complement each other and take advantage of the unique location and characteristics of the Canal.
- Policy 4.D: Stimulate the economic base of Braddock Bay and Long Pond Channel, including access to marinas and other commercial destinations, by pursuing long term alternatives to maintaining navigation ways and channels.

#### EXPLANATION OF POLICY

The Town of Greece waterfront is vital to its economic base. The unique character of the Lake Ontario shoreline and associated ponds is recognized as an important part of the Town's image. However, the Town has taken little advantage of the significant recreational, visual, and economic development potential of the Erie Canal shoreline. Maintaining the traditional uses of the Lake Ontario shoreline while encouraging more waterfront-focused development along the Erie Canal will reinforce the Town's waterfront identity and enhance its economic base.

Guidelines used to implement the policies above include:

- ▶ The review process will give priority to traditional uses of the Lake Ontario shoreline (recreation, residential and small-scale commercial) that are either water-dependent or water-enhanced. Water-dependent and water-enhanced uses will be favored in mixed use or planned unit developments along the Erie Canal.
- ▶ Proposed development and redevelopment must meet requirements included in the new overlay districts for scale, design compatibility, density and intensity of use in the waterfront areas.
- ▶ All development and redevelopment must conserve important existing economic waterfront character and not detract from current uses.

- Policy 5: Encourage the location of development in areas where public services and facilities essential to such development are adequate, except when such development has special functional requirements or other characteristics which necessitates its location in other coastal areas.
- Policy 5.A: All development must meet or exceed State of New York, County of Monroe and Town of Greece codes concerning municipal water and sanitary sewer systems.
- Policy 5.B: Encourage sewer hook-ups, pumping, etc. to all residences in the waterfront areas not currently served by sewers.
- Policy 5.C: Provisions for adequate parking for trail use, waterfront access and fishing access should be considered during site plan and other approval reviews.

## EXPLANATION OF POLICY

The Town of Greece is an area of concentrated development where infrastructure and public services are generally adequate to support reasonable, future land use development. A majority of the waterfront area in the Town is serviced by municipal water and sanitary systems. The exceptions are the Manitou Beach and Salmon Creek areas, which have water service but is are not served by sanitary sewers. Highway and road systems in the waterfront area are, generally, of acceptable standards. However, sidewalks, bikeways and road shoulders are needed in some areas for bicyclists and pedestrian safety.

The following guidelines will be used to assess development proposals in the waterfront area:

1. Demonstration of adequate existing sewer and water capacity or ability to provide service extension of existing systems.
2. Demonstration that traffic will not overload current street systems.
3. Demonstration that adequate on-street or off-street parking is or will be available so that existing residential or other uses will not be adversely affected.
4. Demonstration that adequate capacity exists for public services such as fire, police and schools.

Policy 6: Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.

Policy 6.A: The Town of Greece shall make every effort to synchronize permit procedures and local reviews within the waterfront area with County, State and federal review times.

Policy 6.B: The Town of Greece will help waterfront developers coordinate their efforts among local County, State and federal review of procedural requirements.

## EXPLANATION OF POLICY

Permit procedures and review requirements for Town, County, State and Federal branches of government are often confusing and time consuming. Overlap and duplication of effort wastes time and resources. It is important to simplify procedures for development without sacrificing qualitative review of each proposal.

For specific types of development, the Town of Greece will make every effort to coordinate and synchronize existing permit procedures and regulatory programs, as long as the integrity of the regulations' objectives are not jeopardized. These procedures and programs will be coordinated within each agency. Also, efforts will be made to ensure that each agency's procedures and programs are synchronized with other agencies' procedures at each level of government. Finally, regulatory programs and procedures will be coordinated and synchronized between levels of government and, if necessary, legislative and/or programmatic changes will be recommended.

When proposing new regulations, the Town of Greece will determine the feasibility of incorporating the regulations within existing procedures, if this reduces the paperwork burden on a development, and would not jeopardize the integrity of the regulations objectives.

Policy 7: Significant coastal fish and wildlife habitats, as identified on the Coastal Area Map, shall be protected, preserved, and where practicable, restored so as to maintain their viability as habitats.

Policy 7.A: The Braddock Bay and Salmon Creek Habitat shall be protected, preserved, and where practical, restored so as to maintain its viability as a habitat.

Policy 7.B: Establish a Lake Ontario Cluster District, a modified version of the Town's existing Cluster Open Space District, encompassing the Salmon Creek area, to help protect environmentally sensitive wildlife habitat.

Policy 7.C: Establish an Erie Canal Overlay District within the LWRP planning area along the Canal which includes provisions to recognize and avoid development in significant environmentally sensitive areas.

Policy 7.D: Promote an eco-tourism industry which capitalizes upon, and protects sensitive environmental resources.

Habitat protection is recognized as fundamental to assuring the survival of fish and wildlife populations. Certain habitats are critical to the maintenance of a given population and, therefore, merit special protection. Such habitats exhibit one or more of the following characteristics: (1) are essential to the survival of a large portion of a particular fish or wildlife population (e.g. feeding grounds, nursery areas); (2) support populations of rare and endangered species; (3) are found at a very low frequency within a coastal region; (4) support fish and wildlife populations having significant commercial and/or recreational value; and (5) would be difficult or impossible to replace.

A **habitat impairment test** must be met for any activity that is subject to consistency review under federal and State laws, or under applicable local laws contained in an approved local waterfront revitalization program. If the proposed action is subject to consistency review, then the habitat protection policy applies, whether the proposed action is to occur within or outside the designated area.

The specific **habitat impairment test** that must be met is as follows.

In order to protect and preserve a significant habitat, land and water uses or development shall not be undertaken if such actions would:

- destroy the habitat; or,
- significantly impair the viability of a habitat.

*Habitat destruction* is defined as the loss of fish or wildlife use through direct physical alteration, disturbance, or pollution of a designated area or through the indirect effects of these actions on a designated area. Habitat destruction may be indicated by changes in vegetation, substrate, or hydrology, or increases in runoff, erosion, sedimentation, or pollutants.

*Significant impairment* is defined as reduction in vital resources (e.g., food, shelter, living space) or change in environmental conditions (e.g., temperature, substrate, salinity) beyond the tolerance range of an organism. Indicators of a significantly impaired habitat focus on ecological alterations and may include but are not limited to reduced carrying capacity, changes in community structure (food chain relationships, species diversity), reduced productivity and/or increased incidence of disease and mortality.

The *tolerance range* of an organism is not defined as the physiological range of conditions beyond which a species will not survive at all, but as the ecological range of conditions that supports the species population or has the potential to support a restored population, where practical. Either the loss of individuals through an increase in emigration or an increase in death rate indicates that the tolerance range of an organism has been exceeded. An abrupt increase in death rate may occur as an environmental factor falls beyond a tolerance limit (a range has both upper and lower limits). Many environmental factors, however, do not have a sharply defined tolerance limit, but produce increasing emigration or death rates with increasing departure from conditions that are optimal for the species.

The range of parameters which should be considered in applying the habitat impairment test include but are not limited to the following:

1. physical parameters such as living space, circulation, flushing rates, tidal amplitude, turbidity, water temperature, depth (including loss of littoral zone), morphology, substrate type, vegetation, structure, erosion and sedimentation rates;
2. biological parameters such as community structure, food chain relationships, species diversity, predator/prey relationships, population size, mortality rates, reproductive rates, meristic features, behavioral patterns and migratory patterns; and,
3. chemical parameters such as dissolved oxygen, carbon dioxide, acidity, dissolved solids, nutrients, organics, salinity, and pollutants (heavy metals, toxics and hazardous materials).

Although not comprehensive, examples of generic activities and impacts which could destroy or significantly impair the habitat are listed below to assist in applying the habitat impairment test to a proposed activity.

Any activity that degrades water quality, increases temperature or turbidity, reduces flows, or alters water levels in the Braddock Bay and Salmon Creek area would adversely affect many fish and wildlife species. Discharges of sewage or stormwater runoff containing sediments or chemical pollutants could result in adverse impacts on fish and wildlife resources of the area. Elimination of wetland vegetation, including submergent beds, through dredging, filling, or bulkheading, would result in a direct loss of valuable habitat area. However, habitat management activities, including water level management, can be designed to maintain or enhance populations of certain species of fish or wildlife. Habitat disturbances would be most detrimental during fish spawning and incubation periods (late February - July for steelhead and most warmwater species, and September - November for most salmonids) and wildlife breeding seasons (April - July for most species). Barriers to fish migration, whether physical or chemical, would have a significant effect on salmonid populations in Salmon Creek. Public access to Braddock Bay and Salmon Creek should be maintained or enhanced to ensure that adequate opportunities are available for compatible human uses of the fish and wildlife resources. However, development of additional motorboat access to Lake Ontario from Braddock Bay could adversely affect the value of this area to migratory birds and resident fish populations, through boating impacts or inducement of further waterfront development on private lands. Development of shoreline areas could have significant impacts on fish and wildlife, through elimination or disturbance of productive wetland areas and littoral zones, and through pollution (e.g., sedimentation) of the bays from upland activities. Undisturbed areas of natural vegetation bordering Braddock Bay and Salmon Creek should be maintained to provide cover for wildlife, soil stabilization, and buffer zones. The continued implementation of the Braddock Bay Fish and Wildlife Management Plan by the Town of Greece and the DEC will help ensure the enhancement of the complex for fish, wildlife and public access.

Recognizing the environmentally sensitive nature of its waterfront areas, the Town of Greece will include the majority of the Lake Ontario and the Erie Canal LWRP planning areas in overlay districts. The thrust of the environmental protection overlay district along Lake Ontario is to protect the sensitive ecological resources which make up most of this area and to prevent adverse impacts from development. The Erie Canal overlay district is designed to protect the visual and historic resources along the Canal in addition to sensitive ecological areas.

The Braddock Bay Fish and Wildlife Management Plan will continue to be jointly administered by the Town of Greece and the Department of Environmental Conservation. The plan was created in 1982 to assure that the valuable wetlands are effectively and efficiently managed and developed. The plan also provides for the careful development of facilities which will enhance recreational and educational opportunities for the public.

The Braddock Bay Fish and Wildlife Management Plan Area Review Committee exists to advise the Town and the DEC on the implementation of the plan, and meets every six weeks to perform its function. In order to protect the preserve, the 2,500 acres in the Braddock Bay Fish and Wildlife Management Area, the Town and the DEC will continue to administer the plan.

- Policy 8: Protect fish and wildlife resources in the coastal area from the introduction of hazardous wastes and other pollutants which bio-accumulate in the food chain or which cause significant sublethal or lethal effects on those resources.

#### EXPLANATION OF POLICY

Hazardous wastes are unwanted by-products of manufacturing processes and are generally characterized as being flammable, corrosive, reactive, or toxic. More specifically, hazardous waste is defined in Environmental Conservation Law (27-0901(3)) as "waste or combination of waste which because of its quantity, concentration, or physical, chemical or infectious characteristics may: (1) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness; or (2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed or otherwise managed". A list of hazardous wastes has been adopted by DEC (6NYCRR Part 371).

The handling (storage, transport, treatment and disposal) of the materials included on this list is being strictly regulated in New York State to prevent their entry or introduction into the environment, particularly into the State's air, land and waters. Such controls should effectively minimize possible contamination of and bio-accumulation in the State's coastal fish and wildlife resources at levels that cause mortality or create physiological and behavioral disorders.

Other pollutants are those conventional wastes, generated from point and non-point sources, and not identified as hazardous waste, but controlled through other State laws.

- Policy 9: Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing stocks, and developing new resources. Such efforts shall be made in a manner which ensures the protection of renewable fish and wildlife resources and considers other activities dependent on them.

- Policy 9.A: The Town of Greece will make every effort to increase public access to existing recreation (both consumptive and non-consumptive) and will continue to support programs which supplement existing stocks and new resources.

#### EXPLANATION OF POLICY

Recreational uses of coastal fish and wildlife resources include consumptive uses such as fishing and hunting, and non-consumptive uses such as wildlife photography, bird watching and nature study.

Any efforts to increase recreational use of fish and wildlife resources must be made in a manner which ensures the protection of the fish and wildlife resources and which takes into consideration other activities dependent upon these resources. Also, such efforts must be done in accordance with existing State laws and in keeping with sound resource management considerations. Such considerations include biology of the species, carrying capacity of the resource, public demand, costs and available technology.

- Policy 10: Further develop commercial finfish, shellfish and crustacean resources in the coastal area by: (i) encouraging the construction of new, or improvement of existing on-shore commercial fishing facilities; (ii) increasing marketing of the State's seafood products; (iii) maintaining adequate stock and expanding agriculture facilities. Such efforts shall be made in manner which ensures the protection of such renewable fish resources and considers other activities dependent on them.
- Policy 10.A: Support the charter fishing industry by providing commercial landings, safe harbors and open navigation ways to deep water.



## EXPLANATION OF POLICY

The Department of Environmental Conservation is currently working in cooperation with an individual in the Braddock Bay area which is operating a Salmon fish hatchery in an effort to increase the Salmon population in the area. A continuation of efforts to establish a sustainable Salmon population and other species in Braddock Bay or newly constructed ponds will be encouraged to the extent possible. Educational and commercial benefits are possible.

Policy 11: Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.

Policy 11.A: Buildings and structures in the coastal area must meet all State and Federal regulations.

## EXPLANATION OF POLICY

The Lake Ontario water level is a problem contributing to erosion and flooding along the Town of Greece shoreline. The International Joint Commission (IJC) regulates and oversees the Great Lakes system. The International St. Lawrence River Board of Control (ISLRBC), regulates the levels and outflows of Lake Ontario according to Plan 1958D. Lake Ontario levels traditionally have been regulated in the upper range of acceptable levels dictated by Plan 1958D

The Town of Greece considers the possibility of flooding and erosion along the shoreline a problem that needs immediate attention. They will make every effort to lobby for stricter control over dangerous lake levels.

In order to ensure that development will be sited correctly, the Town of Greece will continue to follow the regulations established by FEMA for development in flood hazard areas. The Town will also follow the regulations established by DEC for development in Coastal Erosion Hazard Areas (CEHAs).

Policy 12: Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs. Primary dunes will be protected from all encroachment that could impair their natural protective capacity.

Policy 12.A: The west spit (north spit) on Braddock Bay is a protective feature that should be maintained and restored.

## EXPLANATION OF POLICY

Beaches, dunes, bluffs and other natural protective features help safeguard lands and property from damage as well as reduce the danger to human life, resulting from flooding and erosion. Excavation of coastal features, improperly designed structures, inadequate site planning or other similar actions which fail to recognize their fragile nature and high protective values may diminish or destroy entirely the protective capacity of these natural features.

Policy 13: The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance of replacement programs.

Policy 13.A.: Preference should be given to non-structural alternatives and alternatives which minimize impacts to or loss of littoral zone, the highly productive aquatic habitats in the near shore waters of Lake Ontario and its embayments.

## EXPLANATION OF POLICY

The construction of erosion protection structures should be undertaken in a manner which ensures that they will minimize or prevent damage or destruction to public or private property, natural protective features and other natural resources. It is imperative, therefore, that such structures be properly designed. Where erosion protection structures are proposed to be constructed within Coastal Erosion Hazard Areas in the Town of Greece the construction, modification, or restoration of erosion protection will be subject to the following guidelines:

- ▶ All erosion protection structures must be designed and constructed according to generally accepted engineering principles, which have demonstrated success, or where sufficient data is not currently available, a likelihood of success in controlling long term erosion.
- ▶ If a long-term maintenance program is required, it should include specifications for normal maintenance of degradable materials and periodic replacement of removable materials.
- ▶ All material used in such structures must be durable and capable of withstanding inundation, wave impacts, weathering and other effects of storm conditions.

The Town of Greece will make every effort to be sure measures undertaken comply with DEC's CEHA program.

**Policy 14:** Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development, or at other locations.

## EXPLANATION OF POLICY

Erosion and flooding are processes which occur naturally. However, certain actions can increase the severity and adverse effects of those processes, causing damage to, or loss of property and endangering human lives. These actions include: the use of erosion protection structures, such as groins, or the use of impermeable docks which block the littoral transport of sediment to adjacent shorelands, thus increasing their rate of recession; the failure to observe proper drainage or land restoration practices, thereby causing run-off and the erosion and weakening of shorelands; and the placing of structures in identified floodways so that the base flood level is increased causing damage in otherwise hazard-free areas.

The Town of Greece will continue to provide information on nonerosion-inducing structures. Further, the Town will compile and make available examples of suitable locations and construction of erosion protection structures for use by interested parties.

**Policy 15:** Mining, excavation or dredging in coastal waters shall not significantly interfere with the natural coastal processes which supply beach materials to land adjacent to such waters and shall be undertaken in a manner which will not cause and increase in erosion of such land.

**Policy 15.A.** Identify alternatives to dredging of navigation channels by encouraging flushing with natural hydraulic flows.

## EXPLANATION OF POLICY

Coastal processes, including the movement of beach materials by water, mining, excavation or dredging near shore or offshore waters which changes the supply and net flow of such materials can deprive shorelines of their natural regenerative powers. Such mining, excavation and dredging should be accomplished in a manner so as not to cause a reduction in the supply, and thus an increase of erosion, to such shorelines. Offshore mining for sand and gravel deposits is a future alternative option to land deposits which are needed to support building and other industries.

Mining is prohibited in coastal waters in the Town of Greece through the zoning ordinance.

DEC regulates dredging on Lake Ontario and its tributaries. The Town of Greece will cooperate with DEC in its enforcement of dredging requirements. The Town of Greece will also consider participating in a regional dredging plan.

**Policy 16:** Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development which requires a location within or adjacent to an erosion hazard area to be able to function, or existing development; and only where the public benefits outweigh the long term, monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.

#### **EXPLANATION OF POLICY**

This policy recognizes the public need for the protection of the public welfare, (both human life and monetary investment) in existing and new development located on or adjacent to the waterfront. However, it also recognizes the adverse impacts of activities and developments on the rate of erosion and natural protective features. Both sides of this issue need to be analyzed and weighed so that the most beneficial balance of benefits and long-term costs can be achieved before public funds are expended.

**Policy 17:** Whenever possible, use non-structural measures to minimize damage to natural resources and property from flooding and erosion. Such measures shall include: (i) the set back of buildings and structures; (ii) the planting of vegetation and the installation of sand fencing and draining; (iii) the reshaping of bluffs; and (iv) the flood-proofing of buildings or their elevation above the base flood level.

**Policy 17.A:** Include provisions in the Lake Ontario Cluster District within the salmon Creek area which establish appropriate setbacks and measures to protect environmentally sensitive shoreline features.

**Policy 17.B:** Include provisions in the Erie Canal overlay district which establish appropriate setbacks for new development and regulate removal of existing vegetation along the Canal.

#### **EXPLANATION OF POLICY**

This policy recognizes both the potential adverse impacts of flooding and erosion upon development and upon natural protective features in the waterfront area as well as the costs of protection against those hazards which structural measures entail.

The policy shall apply to the planning, siting and design of proposed activities and development, including measures to protect existing activities and development. To ascertain consistency with the policy, it must be determined if any one, or a combination of, non-structural measures would afford the degree of protection appropriate both to the character and purpose of the activity or development and to the hazard. If non-structural measures are determined to offer sufficient protection, then consistency with the policy would require the use of such measures, whenever possible.

In determining whether or not non-structural measures to protect against erosion or flooding will afford the necessary degree of protection, the Town should prepare, or cause to be prepared, an analysis and if necessary, other materials, such as plans or sketches of the activity or development, and site and alternative protection measures.

Non-structural measures shall include, but are not limited to, the following measures:

Within identified Coastal Erosion Hazard Areas:

1. Use of the minimum setback requirements provided for in Policy 11 of this section.
2. Strengthening of coastal landforms by such means as:
  - a. Planting appropriate vegetation on dunes and bluffs, native species when possible;
  - b. Installing sand fencing on dunes;
  - c. Reshaping bluffs to achieve an appropriate angle of repose so as to reduce the potential for slumping and to permit the planting of stabilizing vegetation; and
  - d. Installing drainage systems on bluffs to reduce runoff and internal seepage of waters which erode or weaken landforms.
3. Retention of existing vegetation along shoreline areas, especially native species.

Within identified Flood Hazard Areas:

1. Avoidance of damage from flooding by the siting of new construction and re-construction outside of the hazard area.
2. Flood-proofing of buildings or their elevation above the base flood level.

**Policy 18:** To safeguard the vital economic, social and environmental interests of the State and of its citizens, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State has established to protect valuable resource areas.

#### **EXPLANATION OF POLICY**

Proposed major actions may be undertaken in the coastal area if they will not significantly impair valuable coastal waters and resources, thus frustrating the achievement of the purposes of the safeguards which the State has established to protect those waters and resources. Proposed actions must take into account the social, economic and environmental interests of the State and its citizens in such matters that would affect natural resources, water levels and flows, shoreline damage, hydroelectric power generation, and recreation.

**Policy 19:** Protect, maintain and increase the level and types of access to public water-related recreation resources and facilities so that these resources and facilities may be fully utilized by all the public in accordance with reasonably anticipated public recreation needs and the protection of historic and natural resources. In providing such access, priority shall be given to public beaches, boating facilities, fishing areas and waterfront parks.

**Policy 19.A:** The Town shall make every effort to ensure that publicly owned waterfront land is developed in a fashion that will encourage greater public access.

**Policy 19.B:** The Town will actively pursue and/or encourage development opportunities for new or improved public access at recreation facilities within the waterfront area.

**Policy 19.C:** The Town will give priority in providing greater access for uses such as beaches, boating facilities and fishing areas.

Policy 19.D: The Town will encourage the provisions of public access by quasi-public property owners and private owners of commercial property where appropriate.

#### EXPLANATION OF POLICY

Public access to Lake Ontario as well as to the ponds and wetlands is limited by the development of the land around these features for single family housing. Because opportunities for public access are limited, the Town of Greece intends to encourage, when compatible with surrounding areas, increased opportunities for water-related recreation.

Policy 20: Access to the publicly-owned foreshore, and to lands immediately adjacent to the foreshore or the water's edge that are publicly owned, shall be provided, and it should be provided in a manner compatible with adjoining uses. Such lands shall be retained in public ownership.

#### EXPLANATION OF POLICY

One of the Town's greatest waterfront assets is its public lands utilized for passive recreation purposes such as birdwatching, nature hiking and picnicking. The Town of Greece has always had a policy of preserving and expanding these kinds of recreational opportunities. For example, the Town cooperated with DEC in the construction of a photography blind at Cranberry Pond Nature Trail. Also, the Town has plans to build a nature/interpretive center, nature trails and a car-top boat launch in the Braddock Bay Park.

It is the Town's intent to retain all public land along the Lake Ontario shoreline in public ownership for open space or recreation purposes. Along the Erie Canal, the Town will seek opportunities to increase public access from existing private developments and will require provisions for public access in new mixed use areas and planned unit developments. Requirements for public access will be included with design standards in newly created districts along both the Lake Ontario shoreline and the Erie Canal.

Guidelines for determining the consistency of a proposed action with this policy are as follows:

1. A development may not reduce the level of public access in the Town of Greece nor eliminate the possibility of increasing public access in the future.
2. The level of access that is provided in a development plan must be in accord with estimated public use.
3. The level of access provided shall not cause a degree of use which would exceed the physical capabilities of the resource coastal land.
4. Development of public access will not adversely affect the rights of nearby private residences to enjoy their property.

Policy 21: Water-dependent and water-enhanced recreation will be encourage and facilitated, and will be given priority over non-water related uses along the coast, provided it is consistent with the preservation and enhancement of other coastal resources and takes into account demand for such facilities. In facilitating such activities, priority shall be give to areas where access to the recreation opportunities of the coast can be provided by new or existing public transportation services and to those areas where the use of the shore is severely restricted by existing development.

Policy 21.A: In establishing overlay districts, the Town of Greece will develop a prioritized list of the acceptable uses for the waterfront. Water-dependent and water-enhanced recreational uses will enjoy preferential treatment over non-water related uses.

#### EXPLANATION OF POLICY

The Town of Greece will encourage and facilitate water-dependent and water-enhanced recreation use over other uses. Development of water-dependent and water-enhanced recreation will only occur if it is consistent with the preservation and enhancement of other coastal resources.

The transportation network to and from the Greece waterfront area is good and includes the Lake Ontario State Parkway. However, development proposals will be revised for capacity of the transportation system and ancillary capacity factors such as parking and toilets.

**Policy 22:** Development, when located adjacent to the shore will provide for water-related recreation, as a multiple use, whenever such recreational use is appropriate in light of reasonably anticipated demand for such activities and the primary purpose of the development.

**Policy 22.A:** Development proposals, including recreation or proposals that provide for some water-related recreation, will be encouraged in new overlay district regulations and will be given preferential treatment in the local review process.

#### **EXPLANATION OF POLICY**

Unless there are compelling reasons why recreation would not be compatible with the development and/or a reasonable demand for public use would not be anticipated, some water-related recreation should be incorporated into development plans on the waterfront. Any development which provides recreation facilities as an additional use of a waterfront site or facility will be encouraged by the Town of Greece.

Examples of the kind of development which could provide water-related recreation as a multiple use in the town of Greece include:

- ▶ Large residential subdivisions
- ▶ Small scale retail areas
- ▶ Restaurants
- ▶ Small scale office buildings or complexes
- ▶ Roads
- ▶ Hotels/motels
- ▶ Mixed use areas
- ▶ Planned unit developments

**Policy 23:** Protect, enhance and restore structures, districts, areas or sites that are significant in the history, architecture, archeology or culture of the State, its communities, or the Nation.

#### **EXPLANATION OF POLICY**

The Town of Greece waterfront areas have many locally significant sites. Along Lake Ontario, these include Braddock Bay, a landing and camping site for early French explorers; the Lake Ontario State Parkway, Hicks Point, a nineteenth century amusement resort; and Island Cottage, Crescent and Grand View Beach resorts. Both Hicks Point and the three resorts rose and prospered around the old trolley line and declined with the coming of the automobile. Along the Canal, the Junction Lock area, Henpeck Park, and the Erie Canal, itself, are historically significant.

The Town shall make every effort to encourage the protection, enhancement and where feasible, the restoration of historic and archaeologically significant sites within the waterfront area. Specifically, the Town will establish overlay districts which protect the historic, visual and environmentally sensitive resources in the LWRP planning areas along the Lake and the Canal. These overlay districts will include design standards and requirements regarding scale, setback, lot coverage, consistency with adjacent uses, and other measures to protect historic resources.

No known submerged vessels or artifacts exist based upon a data base search but the existence of unknown submerged vessels and artifacts may exist within the LWRP area. Underwater resources, if found, should be reported to the New York State Museum and the State Historic Preservation Office. A protection and management plan should be prepared.

Policy 24: Prevent impairment of scenic resources of statewide significance, as identified on the coastal area map.

#### EXPLANATION OF POLICY

The Town of Greece does not have any scenic resources of statewide significance within its waterfront area.

Policy 25: Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.

#### EXPLANATION OF POLICY

The Town of Greece waterfront has many locally significant scenic resources. It is the intent of the Town to protect these resources and prevent their impairment. Impairment could include:

1. The irreversible modification of geological forms, the destruction or removal of vegetation, the destruction or removal of structures, whenever the geological forms, vegetation of structures are significant to the scenic quality of an identified resource; and
2. The addition of structures, land forms or vegetation which because of siting or scale will reduce identified views or which because of scale, form or materials will diminish the quality of an identified resource.

Guidelines to be used to achieve this policy include:

- ▶ Siting structures and other development such as highways, power lines and signs, back from the shorelines or in other inconspicuous locations to maintain the attractive quality of the shoreline and to retain views to and from the shore.
- ▶ Clustering or orienting structures to retain views, save open space and provide visual organization to a development.
- ▶ Incorporating sound, existing structures (especially historic buildings) into the overall development scheme.
- ▶ Removing deteriorating and/or degrading elements.
- ▶ Maintaining or adding vegetation to provide interest, encourage the presence of wildlife, blend structures into the site and obscure unattractive elements, except when selective clearing removes unsightly, diseased or hazardous vegetation and when selective clearing creates views of coastal waters.
- ▶ Using appropriate materials in addition to vegetation to screen unattractive elements.
- ▶ Using appropriate scale, form and materials to ensure that buildings, and other structures are compatible with and add interest to the landscape.

The Town will incorporate the above guidelines into zoning regulations which encompass the LWRP planning areas along the Lake Ontario shoreline and the Erie Canal.

- Policy 26: To conserve and protect agricultural lands in the State's coastal area, an action shall not result in a loss, nor impair the productivity, of important agricultural lands, as impairment would adversely affect the viability of agriculture in an agricultural district or if there is no agricultural district, in the area surrounding such lands.

#### EXPLANATION OF POLICY

There is not designated land in State of New York agricultural districts within the waterfront zone.

- Policy 27: Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.

#### EXPLANATION OF POLICY

A determination of public need for energy is the first step in the process for siting any new facilities. The directives for determining this need are contained primarily in Article V of the New York State Energy Law. That Article requires the preparation of a State Energy Master Plan. With respect to transmission lines and steam electric generating facilities, Articles VII and VIII of the State's Public Service Law (PSL) require additional forecasts to establish the basis for determining the compatibility of these facilities with the environment and the necessity for a shorefront location. The policies derived from the siting regulations under these Articles are entirely consistent with the general coastal zone policies derived from other laws, particularly the regulations promulgated pursuant to the Waterfront Revitalization and Coastal Resources Act. That Act is used for the purpose of ensuring consistency with the Coastal Management Act.

The Department of State will comment on the State Energy Master Plan; present testimony for the record during relevant certification proceedings under Articles VII and VIII of the PSL; and use the State SEQRA and DOS regulations to ensure that decisions on other proposed energy facilities (other than transmission facilities and steam electric generating plants) which would impact the coastal area are made consistent with coastal policies.

- Policy 28: Ice management practices shall not damage significant fish and wildlife and their habitats, increase shoreline erosion or flooding, or interfere with the protection of hydroelectric power.

#### EXPLANATION OF POLICY

The Town of Greece does not undertake or anticipate a need for ice management practices anywhere within the waterfront zone.

- Policy 29: Encourage the development of energy resources on the Outer Continent Shelf, in Lake Erie and in other water bodies, and ensure the environmental safety of such activities.

#### EXPLANATION OF WHY POLICY IS NOT APPLICABLE

The Town of Greece does not undertake actions or have operations that have any effect on energy resources on Lake Ontario, Braddock Bay or its tributaries.

- Policy 30: Municipal, industrial and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal waters will conform to State and National water quality standards.

- Policy 30.A: Any development of the waterfront will be reviewed for its compliance with State and National standards for discharge or runoff into Lake Ontario and its tributaries.

- Policy 30.B: All existing and future development in the Town of Greece within the watershed of Lake Ontario, Braddock Bay or its tributaries will be considered for public sewer.



## EXPLANATION OF POLICY

Any development on the waterfront in the Town of Greece has the potential to cause surface and/or groundwater pollution. The Town will not allow development which results in a deterioration of water quality.

The Town will further cooperate with the County Health Department and /or New York State Department of Environmental Conservation for the testing and enforcement of regulations concerning water quality standards.

Municipal, industrial and commercial discharges include not only "end-of-the-pipe" discharges into surface and groundwater but also plant site runoff, leaching, spillages, sludge and other waste disposal and drainage from raw material storage sites. Also, the regulated industrial discharges are both those which directly empty into receiving coastal waters and those which pass through municipal treatment systems before reaching the State's waterways.

**Policy 31:** State coastal area policies and purposes of approved Local Waterfront Revitalization Programs will be considered while reviewing coastal water classification and while modifying water quality standards; however, those waters already over-burdened with contaminants will be recognized as being a development constraint.

**Policy 31.A:** Any proposed development in the Town of Greece waterfront area will be reviewed for impact on water quality.

## EXPLANATION OF POLICY

Pursuant to the Federal Clean Water Act of 1977 (PL 95-217), the State has classified its coastal and other waters in accordance with consideration of best usage in the interest of the public and has adopted water quality standards for each class of waters. These classifications and standards are reviewable at least every three years for possible revision or amendment. Local Waterfront Revitalization Programs and State coastal management policies shall be factored into the review process for coastal waters. However, such consideration shall not affect any water pollution control requirement establishment by the State pursuant to the Federal Clean Water Act.

**Policy 32:** Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.

## EXPLANATION OF POLICY

Alternative systems include individual septic tank and other subsurface disposal systems, dual systems, small systems serving clusters of households or commercial users, and pressure or vacuum sewers. In some less densely populated areas these types of systems are more cost effective and conventional facilities are too expensive for practical use.

In general, the Town of Greece does not encourage septic tanks or other subsurface disposal systems (see Policy 5). Therefore, as stated in Policy 5A, any such system must meet or exceed State of New York, County of Monroe, and Town of Greece sewer codes. In isolated cases on the waterfront, where infrastructure is inadequate and sewer hook-ups are cost prohibitive, septic systems and other disposal systems are permitted by the Monroe County Health Department. These systems are primarily regulated by Monroe County Health Department.

**Policy 33:** Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows.

**Policy 33.A.** Wet and dry retention/detention basins will be developed on a watershed basis to provide filtering and address water quality issues.

## **EXPLANATION OF POLICY**

Best management practices include both structural and non-structural methods of preventing or mitigating pollution caused by the discharge of stormwater runoff and combined sewer overflows.

The Town of Greece has separate sanitary and stormwater collection systems. The storm sewers are absorbed into the ground, passed through retention and detention facilities, and eventually discharge into Lake Ontario. The sanitary sewers are routed to the North West Quadrant Treatment Plant.

**Policy 34:** Discharge of waste materials into coastal waters from vessels will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas.

## **EXPLANATION OF POLICY**

The discharge of sewerage, garbage, rubbish and other solid and liquid materials from watercraft and marinas into the State's water is regulated. Also, specific effluent standards for marine toilets have been promulgated by the Department of Environmental Conservation.

The Town of Greece will cooperate with DEC with the enforcement of standards for discharge of waste materials in its coastal waters. Additionally, any marina expansion or development will be reviewed for its need for and incorporation of appropriate head pump-out facilities.

**Policy 35:** Dredging and dredge spoil disposal in coastal waters will be undertaken in a manner that meets existing State dredging permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural land and wetlands.

## **EXPLANATION OF POLICY**

Dredging often proves to be essential for waterfront revitalization and development, maintaining navigation channels at sufficient depths, pollutant removal and meeting other coastal management needs. Such dredging projects however, may adversely affect water quality, fish and wildlife habitats, wetlands and other important coastal resources. Often those adverse effects can be minimized through careful design and timing of the dredging operation.

In the Town of Greece, wave and wind action force the deposit of sand and other materials into Braddock Bay, Long Pond channel and along the shoreline. This sand and other materials result in shallow channel drafts and fill in the channels. In the past, dredge spoils from channel dredging were used to make a beach along a break wall which protects Braddock Bay Marina. The Beach has washed out and the materials have been deposited in the Lake just off-shore.

When dredging is undertaken in the future, a full review of impacts will be needed. The Town will also consider participating in a regional dredging plan. The Town should explore permanent means of maintaining channel depth without dredging by utilizing natural channels or creating channels that will hydraulically flush sediments.

**Policy 36:** Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharge; and restitution for damages will be required when these spills occur.

#### EXPLANATION OF POLICY

This policy pertains to the concern of the State of New York over possible spills and contamination of petroleum and other hazardous materials into coastal waters.

The Town of Greece will notify the proper State or federal regulatory agency of any violations pertaining to the storage or shipment of petroleum and other hazardous materials that comes to their attention. The Town will develop an Immediate Response System to guide procedures on notifications and actions in the case of a petroleum or hazardous material spill.

Policy 37: Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.

#### EXPLANATION OF POLICY

Best management practices used to reduce these sources of pollution could include but are not limited to encouraging organic farming and pest management principles, soil erosion control practices and surface drainage control techniques.

In the Town of Greece, development in subdivisions and on commercial and industrial sites is required to provide erosion and sedimentation control measures. These methods are required to be shown and are subject to review by Monroe County Health Department. Additional erosion and sedimentation control requirements will be included in new overlay districts along the Lake Ontario shoreline and the Erie Canal, as necessary to protect these waterfront areas.

Policy 38: The quality and quantity of surface water and groundwater supplies, will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.

Policy 38.A. Public sanitary sewers should be provided in waterfront areas to reduce the potential for impacts to water quality.

Policy 38.B. The Town of Greece will participate in international discussions regarding the bulk sale of Great Lakes water out of the region.

#### EXPLANATION OF POLICY

Surface and groundwater are the principal sources of drinking water in the State, and therefore, must be protected. The Town of Greece are served by the Monroe County Water Authority.

Policy 39: The transport, storage, treatment and disposal of solid wastes, particularly hazardous waste, within coastal areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural lands and scenic resources.

#### EXPLANATION OF POLICY

The Town of Greece will make every effort to insure that storage disposal and treatment areas adhere to Monroe County, New York State and Town of Greece regulations of solid waste handling. Consideration to the scenic, environmental and recreational impacts of commercial shipping on the Erie Canal and Lake Ontario will be thoroughly reviewed and mitigative measures provided.

Policy 40: Effluent discharge from major steam electric generating and industrial facilities into coastal waters will not be unduly injurious to fish and wildlife and shall conform to State water quality standards.

#### EXPLANATION OF POLICY

The Town of Greece does not have suitable land for future development of a major steam electric generating facility within its waterfront and future industrial uses will be prohibited on the shoreline. However, Russell Station Power Plant is within the LWRP area in the Town of Greece. If this facility were to expand, a full study of its impacts on thermal pollution would be needed.

Policy 41: Land use or development in the coastal area will not cause National or State air quality standards to be violated.

#### EXPLANATION OF POLICY

The State of New York's Coastal Management Program incorporates the air quality policies and programs that were developed for the State by the Department of Environmental Conservation. The Clean Air Act's requirements set the minimum air quality control requirements applicable with the coastal area. Locally, Monroe County monitors air quality to ensure standards set by the Clean Air Act are adhered to.

DEC will allocate substantial resources to develop a regulatory and management program to identify and eliminate toxic discharge into the atmosphere. The State's Coastal Management Program will assist in coordinating major toxic control programming efforts in the coastal regions and in supporting research on the multi-media nature of toxics and their economic and environmental effects on coastal resources.

The land uses permitted by the revised Town of Greece zoning ordinance within the coastal area will not permit the types of use expected to generate major air pollutants.

Policy 42: Coastal Management policies will be considered if the State reclassifies land area pursuant to the prevention of significant deterioration regulations of the Federal Clean Air Act.

#### EXPLANATION OF POLICY

The policies of the State and local coastal management programs concerning proposed land and water uses and the protection and preservation of special management areas will be taken into account prior to any action to change prevention of significant deterioration land classifications in coastal regions or adjacent areas. In addition, the Department of State will provide the Department of Environmental Conservation with recommendations for proposed prevention of significant deterioration land classification designations based upon State and local coastal management programs.

Policy 43: Land use or development in the coastal area must not cause the generation of significant amounts of the acid rain precursors: nitrates and sulfates.

#### EXPLANATION OF POLICY

The Town of Greece recognizes that the State's efforts to control acid rain will enhance the continued viability of coastal fisheries, wildlife, agricultural, scenic and water resources. The Town of Greece also recognizes the State's policies on acid rain and, therefore, will incorporate this policy into its local LWRP.

Policy 44: Preserve and protect tidal freshwater wetlands and preserve the benefits derived from these areas.

Policy 44.A: Include provisions to protect wetlands and other environmentally sensitive areas in the new Lake Ontario Cluster District.

Policy 44.B: Include provisions to preserve wetlands, woodlands, and other green space in the Erie Canal overlay district within the LWRP planning area along the Canal.

#### EXPLANATION OF POLICY

Freshwater wetlands include marshes, swamps, bogs and flats supporting aquatic and semi-aquatic vegetation and other wetlands so defined in the NYS Freshwater Wetlands Act and the NYS Protection of Waters Act.

The benefits derived from the preservation of tidal and freshwater wetlands include but are not limited to:

- ▶ habitat for wildlife and fish, including a substantial portion of the State's commercial fin and shellfish varieties; and contribution to associated aquatic food chains;
- ▶ erosion, flood and storm control;
- ▶ natural pollution treatment;
- ▶ groundwater protection;
- ▶ recreational opportunities;
- ▶ educational and scientific opportunities;
- ▶ aesthetic open space in many otherwise densely developed areas.

Wetlands in the Town of Greece provide a vital habitat for many species of fish, birds and mammals. The Department of Environmental Conservation is concerned with the preservation of wetlands and may enforce a variety of State laws and regulations to further this end.